

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compulsory Purchase Act 2004)

TEMPORARY STOP NOTICE

SERVED BY: Blaby District Council herein referred to as “the Council”.

TO:

1. Scott Stephen Rush, Secretary, William Davis Ltd, Forest Field
Forest Road, Loughborough LE11 3NS

2. Any person(s) occupying the land

3. Any person(s) carrying out development on the land

1. On 24th August 2026 the Council has issued this Temporary Stop Notice alleging that there has been a breach of planning control on the land described in paragraph 4 below.

2. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Town and Country Planning Act (as amended), because they think that it is expedient that the activity specified in this notice should cease on the land described in paragraph 4 below. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.

3. THE REASONS FOR ISSUING THIS NOTICE

The Council considers that it is expedient and in the public interest to take enforcement action and requires this activity to stop immediately because the Local Planning Authority has not been afforded the opportunity to consult upon, assess and approve the information provided by William Davis Ltd in support of discharging the pre-commencement conditions imposed upon Planning Permission 24/0511/OUT.

4. THE LAND TO WHICH THIS NOTICE RELATES

Land North of Leicester Road Sapcote Leicestershire, shown edged red on the attached plan.

5. ACTIVITY TO WHICH THIS NOTICE RELATES

The Council considers that it is expedient and in the public interest to take enforcement action and requires this activity to stop immediately because the pre-commencement conditions attached to and forming part of Planning Permission 24/0511/OUT have not been formally discharged by the Local Planning Authority.

The unauthorised development of the site in breach of Planning Conditions 7, 8, 10, 13, 14, 18, 20, 26, 27 & 29 of Planning Permission 24/0511/OUT:-

7 No development shall take place (including ground works or vegetation clearance) until a Construction Ecological Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details:

- Identification of potentially damaging construction activities including measures to prevent pollution, contamination of nearby locally designated sites
- Identification of biodiversity protection zones
- Practical measures and sensitive working practices to avoid or reduce impact during construction
- Timing of works to avoid harm to nesting birds
- Responsible persons for overseeing sensitive works
- Use of protective fencing where required
- A Reasonable Avoidance Measure Method Statement (RAMMS) to safeguard badgers during works on Site;
The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the LPA.

8 No development shall take place (including ground works or vegetation clearance) until a landscape plan covering 30 years has been submitted to and approved in writing by the LPA. This can take the form of a Habitat Management and Monitoring Plan (HMMP). This should include the following details:

- Description and evaluation of the features to be created/managed
- Aims and objectives of management
- Appropriate management options for achieving aims and objectives
- Prescriptions for management actions
- Work schedule
- Species/seed mixes to be planted/sown
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Ongoing monitoring and remedial measures

The approved plan will be implemented in accordance with the approved details.

10 No development approved by this planning permission shall be commenced until:

a)

A Phase 2 Site Investigation has been designed for the site using the information obtained from the Phase 1 Site Appraisal (Desk Study) and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the District Planning Authority prior to that investigation being carried out on the site. The investigation must enable a risk assessment to be undertaken relating to ground and surface waters both on and off the site which may be affected, and refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

b)

The site investigation has been undertaken in accordance with details approved by the District Planning Authority and a risk assessment has been completed.

c)

A Method Statement detailing remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the District Planning Authority. This should be approved in writing by the District Planning Authority prior to that remediation being carried out on the site.

13 No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, construction phasing and routing plans, including access arrangements and permitted construction, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

14 No development shall commence within any phase until such time as a Construction Environment Management Plan for that phase has been submitted to and approved in writing by the District Planning Authority. The management plan shall provide details of:

a) Loading/unloading and storage of plant, materials, oils, fuels, and chemicals;

b) Measures to control the emission of dust during construction;

c) Hours of construction work;

d) Site compound and storage locations;

e) Measures to control noise and vibration during construction.

The approved details shall be adhered to throughout the construction period for the phase of development.

18 No development shall commence until full details of the existing and proposed site levels, and finished floor levels of the buildings have been submitted to and approved in writing by the District Planning Authority. The development shall be implemented in accordance with the approved site levels and finished floor levels.

20 No development (including demolition) shall commence on site until such time that an Arboricultural Impact Assessment and Method Statement has been submitted to, and agreed by, the District Planning Authority. The Impact Assessment and Method Statement shall identify appropriate tree protection measures to be implemented during construction and will give consideration towards specialist construction methods for structures in close proximity to trees (e.g. pile and beam foundations/cellular road construction). The agreed Impact Assessment and Method Statement shall be subsequently adhered to throughout the course of this development.

26 No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.

27 No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

29 No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

6. WHAT YOU ARE REQUIRED TO DO

You must CEASE IMMEDIATELY all activity specified at Section 5 of this Notice

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes immediate effect when all the activity specified in this notice shall cease.

This notice will cease to have effect 56 days after the date of this Notice.

Dated: 24th August 2026

Signed: *G Baker-Adams*

Glen Baker-Adams
Development Services and Enforcement Manager (the Council's authorised officer)

On behalf of Blaby District Council, Desford Road, Narborough, Leicestershire, LE19 2EP. Telephone: 0116 275 0555

ANNEX

WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF THE STATE AGAINST THIS NOTICE.

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you (section 171G of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is unlimited on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with Jonathan Hodge, Assistant Director, Planning & Strategic Growth, Blaby District Council, Desford Road, Narborough, Leicestershire, LE19 2EP – 0116 2727528. If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

S.171G. Temporary stop notice: offences

(1) A person commits an offence if he contravenes a temporary stop notice—

(a) which has been served on him, or

(b) a copy of which has been displayed in accordance with section 171E (5).

(2) Contravention of a temporary stop notice includes causing or permitting the contravention of the notice.

(3) An offence under this section may be charged by reference to a day or a longer period.

(4) A person may be convicted of more than one such offence in relation to the same temporary stop notice by reference to different days or periods of time.

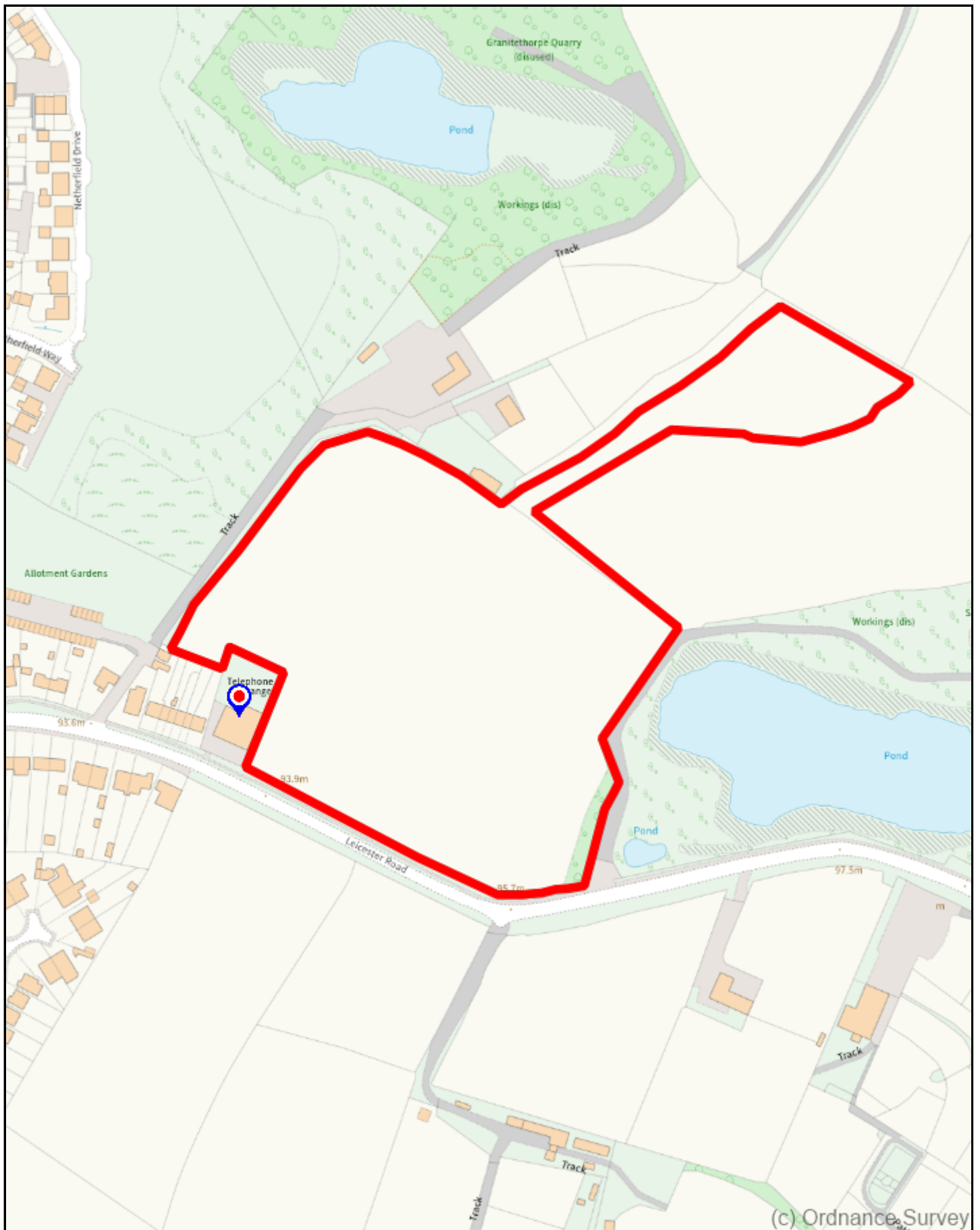
(5) A person does not commit an offence under this section if he proves—

(a) that the temporary stop notice was not served on him, and

(b) that he did not know, and could not reasonably have been expected to know, of its existence.

(6) A person convicted of an offence under this section is liable on summary conviction to a limited fine, or on conviction on indictment, to a fine.

(7) In determining the amount of the fine, the court must have regard in particular to any financial benefit which has accrued or has appeared to accrue to the person convicted in consequence of the offence.



E26/0128/BOCND - TSN Plan - William Davis - Land North of Leicester Road Sapcote



Scale: 1:2500